

1 SO. CAL. EQUAL ACCESS GROUP  
Jason J. Kim (SBN 190246)  
2 Jason Yoon (SBN 306137)  
Kevin Hong (SBN 299040)  
3 101 S. Western Ave., Second Floor  
Los Angeles, CA 90004  
4 Telephone: (213) 252-8008  
Facsimile: (213) 252-8009  
5 scalequalaccess@yahoo.com

6 Attorneys for Plaintiff  
KIMBERLY FRAZIER

7  
8 **UNITED STATES DISTRICT COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA**

10  
11 KIMBERLY FRAZIER,  
12 Plaintiff,

13 vs.

14  
15 2600 SUNSET BLVD., LLC; and DOES 1  
16 to 10,  
17 Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR DENIAL  
OF CIVIL RIGHTS OF A DISABLED  
PERSON IN VIOLATIONS OF

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;

2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT;

3. CALIFORNIA'S DISABLED  
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY  
CODE;

5. NEGLIGENCE

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25 Plaintiff KIMBERLY FRAZIER ("Plaintiff") complains of Defendants 2600  
26 SUNSET BLVD., LLC; and DOES 1 to 10 ("Defendants") and alleges as follows:

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**PARTIES**

1  
2 1. Plaintiff is a California resident with a physical disability. Plaintiff suffers  
3 from paraplegia caused by spine injury from T9 down and is substantially limited in her  
4 ability to walk. Plaintiff requires the use of a wheelchair at all times when traveling in  
5 public.

6 2. Defendants are, or were at the time of the incident, the real property owners,  
7 business operators, lessors and/or lessees of the real property for a massage spa  
8 (“Business”) located at or about 2600 Sunset Blvd., Los Angeles, California.

9 3. The true names and capacities, whether individual, corporate, associate or  
10 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,  
11 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of  
12 Court to amend this Complaint when the true names and capacities have been  
13 ascertained. Plaintiff is informed and believes and, based thereon, alleges that each such  
14 fictitiously named Defendants are responsible in some manner, and therefore, liable to  
15 Plaintiff for the acts herein alleged.

16 4. Plaintiff is informed and believes, and thereon alleges that, at all relevant  
17 times, each of the Defendants was the agent, employee, or alter-ego of each of the other  
18 Defendants, and/or was acting in concert with each of the other Defendants, and in doing  
19 the things alleged herein was acting with the knowledge and consent of the other  
20 Defendants and within the course and scope of such agency or employment relationship.

21 5. Whenever and wherever reference is made in this Complaint to any act or  
22 failure to act by a defendant or Defendants, such allegations and references shall also be  
23 deemed to mean the acts and failures to act of each Defendant acting individually, jointly  
24 and severally.

**JURISDICTION AND VENUE**

25  
26 6. The Court has jurisdiction of this action pursuant to 28 USC §§ 1331 and  
27 1343 for violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et*  
28 *seq.*)

1           7. Pursuant to pendant jurisdiction, attendant and related causes of action,  
2 arising from the same nucleus of operating facts, are also brought under California law,  
3 including, but not limited to, violations of California Civil Code §§51, 51.5, 52(a), 52.1,  
4 54, 54., 54.3 and 55.

5           8. Plaintiff's claims are authorized by 28 USC §§ 2201 and 2202.

6           9. Venue is proper in this court pursuant to 28 USC §1391(b). The real  
7 property which is the subject of this action is located in this district, Los Angeles County,  
8 California, and that all actions complained of herein take place in this district.

9                                   **FACTUAL ALLEGATIONS**

10          10. In or about May of 2023, Plaintiff went to the Business.

11          11. The Business is a massage spa business establishment, open to the public,  
12 and is a place of public accommodation that affects commerce through its operation.  
13 Defendants provide parking spaces for customers.

14          12. While attempting to enter the Business during each visit, Plaintiff personally  
15 encountered a number of barriers that interfered with her ability to use and enjoy the  
16 goods, services, privileges, and accommodations offered at the Business.

17          13. To the extent of Plaintiff's personal knowledge, the barriers at the Business  
18 included, but were not limited to, the following:

- 19               a. Defendants failed to comply with the federal and state standards for  
20 the parking space designated for persons with disabilities. Defendants  
21 failed to provide the parking space identification sign with the  
22 International Symbol of Accessibility.
- 23               b. Defendants failed to comply with the federal and state standards for  
24 the parking space designated for persons with disabilities. Defendants  
25 failed to post required signage such as "Van Accessible," "Minimum  
26 Fine \$250" and "Unauthorized Parking."
- 27
- 28

1 c. Defendants failed to comply with the federal and state standards for  
2 the parking space designated for persons with disabilities. Defendants  
3 failed to paint the ground as required.

4 d. Defendants failed to comply with the federal and state standards for  
5 the parking space designated for persons with disabilities. Defendants  
6 failed to mark the space with the International Symbol of  
7 Accessibility.

8 14. These barriers and conditions denied Plaintiff the full and equal access to the  
9 Business and caused Plaintiff difficulty and frustration. Plaintiff wishes to return and  
10 patronize the Business; however, Plaintiff is deterred from visiting the Business because  
11 her knowledge of these violations prevents her from returning until the barriers are  
12 removed.

13 15. Based on the violations, Plaintiff alleges, on information and belief, that  
14 there are additional barriers to accessibility at the Business after further site inspection.  
15 Plaintiff seeks to have all barriers related to her disability remedied. *See Doran v. 7-*  
16 *Eleven, Inc.* 524 F.3d 1034 (9<sup>th</sup> Cir. 2008).

17 16. In addition, Plaintiff alleges, on information and belief, that Defendants  
18 knew that particular barriers render the Business inaccessible, violate state and federal  
19 law, and interfere with access for the physically disabled.

20 17. At all relevant times, Defendants had and still have control and dominion  
21 over the conditions at this location and had and still have the financial resources to  
22 remove these barriers without much difficulty or expenses to make the Business  
23 accessible to the physically disabled in compliance with ADDAG and Title 24  
24 regulations. Defendants have not removed such barriers and have not modified the  
25 Business to conform to accessibility regulations.

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**FIRST CAUSE OF ACTION**

**VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990**

18. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

19. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual shall be discriminated against on the basis of disability in the full and equal enjoyment of the goods, services, facilities, privileges, advantages, or accommodations of any place of public accommodation by any person who owns, leases, or leases to, or operates a place of public accommodation. *See* 42 U.S.C. § 12182(a).

20. Discrimination, *inter alia*, includes:

- a. A failure to make reasonable modification in policies, practices, or procedures, when such modifications are necessary to afford such goods, services, facilities, privileges, advantages, or accommodations to individuals with disabilities, unless the entity can demonstrate that making such modifications would fundamentally alter the nature of such goods, services, facilities, privileges, advantages, or accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).
- b. A failure to take such steps as may be necessary to ensure that no individual with a disability is excluded, denied services, segregated or otherwise treated differently than other individuals because of the absence of auxiliary aids and services, unless the entity can demonstrate that taking such steps would fundamentally alter the nature of the good, service, facility, privilege, advantage, or accommodation being offered or would result in an undue burden. 42 U.S.C. § 12182(b)(2)(A)(iii).
- c. A failure to remove architectural barriers, and communication barriers that are structural in nature, in existing facilities, and transportation barriers in existing vehicles and rail passenger cars used by an

1 establishment for transporting individuals (not including barriers that  
2 can only be removed through the retrofitting of vehicles or rail  
3 passenger cars by the installation of a hydraulic or other lift), where  
4 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).

- 5 d. A failure to make alterations in such a manner that, to the maximum  
6 extent feasible, the altered portions of the facility are readily  
7 accessible to and usable by individuals with disabilities, including  
8 individuals who use wheelchairs or to ensure that, to the maximum  
9 extent feasible, the path of travel to the altered area and the  
10 bathrooms, telephones, and drinking fountains serving the altered  
11 area, are readily accessible to and usable by individuals with  
12 disabilities where such alterations to the path or travel or the  
13 bathrooms, telephones, and drinking fountains serving the altered  
14 area are not disproportionate to the overall alterations in terms of cost  
15 and scope. 42 U.S.C. § 12183(a)(2).

16 21. Where parking spaces are provided, accessible parking spaces shall be  
17 provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every  
18 eight accessible spaces, but not less than one, shall be served by an access aisle 96 in  
19 (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA  
20 Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall  
21 be a van accessible parking space. 2010 ADA Standards § 208.2.4. Signs shall be 60  
22 inches (1525 mm) minimum above the finish floor or ground surface measured to the  
23 bottom of the sign. 2010 ADA Standards § 502.6.

24 22. Under the ADA, the method and color of marking are to be addressed by  
25 State or local laws or regulations. See 36 C.F.R., Part 1191. Under the California  
26 Building Code (“CBC”), the parking space identification signs shall include the  
27 International Symbol of Accessibility. Parking identification signs shall be reflectorized  
28 with a minimum area of 70 square inches. Additional language or an additional sign

1 below the International Symbol of Accessibility shall state "Minimum Fine \$250." A  
2 parking space identification sign shall be permanently posted immediately adjacent and  
3 visible from each parking space, shall be located with its centerline a maximum of 12  
4 inches from the centerline of the parking space and may be posted on a wall at the  
5 interior end of the parking space. See CBC § 11B-502.6, et seq.

6 23. Moreover, an additional sign shall be posted either in a conspicuous place at  
7 each entrance to an off-street parking facility or immediately adjacent to on-site  
8 accessible parking and visible from each parking space. The additional sign shall not be  
9 less than 17 inches wide by 22 inches high. The additional sign shall clearly state in  
10 letters with a minimum height of 1 inch the following: "Unauthorized vehicles parked in  
11 designated accessible spaces not displaying distinguishing placards or special license  
12 plates issued for persons with disabilities will be towed always at the owner's expense..."  
13 See CBC § 11B-502.8, et seq.

14 24. Here, Defendants failed to provide the parking space identification sign with  
15 the International Symbol of Accessibility. In addition, Defendants failed to provide the  
16 signs stating "Minimum Fine \$250" and "Van Accessible." Moreover, Defendants failed  
17 to provide the additional sign with the specific language stating "Unauthorized vehicles  
18 parked in designated accessible spaces not displaying distinguishing placards or special  
19 license plates issued for persons with disabilities will be towed always at the owner's  
20 expense..."

21 25. For the parking spaces, access aisles shall be marked with a blue painted  
22 borderline around their perimeter. The area within the blue borderlines shall be marked  
23 with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting  
24 with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall  
25 be painted on the surface within each access aisle in white letters a minimum of 12 inches  
26 (305 mm) in height and located to be visible from the adjacent vehicular way. CBC §  
27 11B-502.3.3.



1           26. Here, Defendants failed to provide a proper access aisle as there was no “NO  
2 PARKING” marking painted on the parking surface.

3           27. The surface of each accessible car and van space shall have surface  
4 identification complying with either of the following options: The outline of a profile  
5 view of a wheel chair with occupant in white on a blue background a minimum 36” wide  
6 by 36” high (914 mm x 914 mm). The centerline of the profile view shall be a maximum  
7 of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the  
8 length of the parking space and its lower side or corner aligned with the end of the  
9 parking space length or by outlining or painting the parking space in blue and outlining  
10 on the ground in white or a suitable contrasting color a profile view of a wheel chair with  
11 occupant. See CBC § 11B-502.6.4, et seq.

12           28. Here, Defendants failed to paint the International Symbol of Accessibility on  
13 the surface as required.

14           29. A public accommodation shall maintain in operable working condition those  
15 features of facilities and equipment that are required to be readily accessible to and usable  
16 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a).

17           30. By failing to maintain the facility to be readily accessible and usable by  
18 Plaintiff, Defendants are in violation of Plaintiff’s rights under the ADA and its related  
19 regulations.

20           31. The Business has denied and continues to deny full and equal access to  
21 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be  
22 discriminated against due to the lack of accessible facilities, and therefore, seeks  
23 injunctive relief to alter facilities to make such facilities readily accessible to and usable  
24 by individuals with disabilities.

## 25                                   **SECOND CAUSE OF ACTION**

### 26                                   **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

27           32. Plaintiff incorporates by reference each of the allegations in all prior  
28 paragraphs in this complaint.





1           39. California Civil Code § 54.1(a) states, “Individuals with disabilities shall be  
2 entitled to full and equal access, as other members of the general public, to  
3 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,  
4 and physicians’ offices, and privileges of all common carriers, airplanes, motor vehicles,  
5 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes  
6 of transportation (whether private, public, franchised, licensed, contracted, or otherwise  
7 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,  
8 places of public accommodations, amusement, or resort, and other places in which the  
9 general public is invited, subject only to the conditions and limitations established by  
10 law, or state or federal regulation, and applicable alike to all persons.

11           40. California Civil Code § 54.3(a) states, “Any person or persons, firm or  
12 corporation who denies or interferes with admittance to or enjoyment of public facilities  
13 as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an  
14 individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for  
15 the actual damages, and any amount as may be determined by a jury, or a court sitting  
16 without a jury, up to a maximum of three times the amount of actual damages but in no  
17 case less than one thousand dollars (\$1,000) and any attorney’s fees that may be  
18 determined by the court in addition thereto, suffered by any person denied the rights  
19 provided in Section 54, 54.1, and 54.2.

20           41. California Civil Code § 54(d) specifies, “a violation of the right of an  
21 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also  
22 constitute a violation of this section, and nothing in this section shall be construed to limit  
23 the access of any person in violation of that act.

24           42. The actions and omissions of Defendants alleged herein constitute a denial  
25 of full and equal accommodation, advantages, and facilities by physically disabled  
26 persons within the meaning of California Civil Code § 54. Defendants have  
27 discriminated against Plaintiff in violation of California Civil Code § 54.  
28

1        43. The violations of the California Disabled Persons Act caused Plaintiff to  
 2 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for  
 3 statutory damages as specified in California Civil Code §55.56(a)-(c).

4                                    **FOURTH CAUSE OF ACTION**

5                                    **CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.**

6        44. Plaintiff incorporates by reference each of the allegations in all prior  
 7 paragraphs in this complaint.

8        45. Plaintiff and other similar physically disabled persons who require the use of  
 9 a wheelchair are unable to use public facilities on a “full and equal” basis unless each  
 10 such facility is in compliance with the provisions of California Health & Safety Code §  
 11 19955 et seq. Plaintiff is a member of the public whose rights are protected by the  
 12 provisions of California Health & Safety Code § 19955 et seq.

13        46. The purpose of California Health & Safety Code § 1995 et seq. is to ensure  
 14 that public accommodations or facilities constructed in this state with private funds  
 15 adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of  
 16 Title 1 of the Government Code. The code relating to such public accommodations also  
 17 require that “when sanitary facilities are made available for the public, clients, or  
 18 employees in these stations, centers, or buildings, they shall be made available for  
 19 persons with disabilities.

20        47. Title II of the ADA holds as a “general rule” that no individual shall be  
 21 discriminated against on the basis of disability in the full and equal enjoyment of goods  
 22 (or use), services, facilities, privileges, and accommodations offered by any person who  
 23 owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a).  
 24 Further, each and every violation of the ADA also constitutes a separate and distinct  
 25 violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an  
 26 award of damages and injunctive relief pursuant to California law, including but not  
 27 limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

**FIFTH CAUSE OF ACTION**  
**NEGLIGENCE**

48. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

49. Defendants have a general duty and a duty under the ADA, Unruh Civil Rights Act and California Disabled Persons Act to provide safe and accessible facilities to the Plaintiff.

50. Defendants breached their duty of care by violating the provisions of ADA, Unruh Civil Rights Act and California Disabled Persons Act.

51. As a direct and proximate result of Defendants' negligent conduct, Plaintiff has suffered damages.

**PRAYER FOR RELIEF**

WHEREFORE, Plaintiff respectfully prays for relief and judgment against Defendants as follows:

1. For preliminary and permanent injunction directing Defendants to comply with the Americans with Disability Act and the Unruh Civil Rights Act;

2. Award of all appropriate damages, including but not limited to statutory damages, general damages and treble damages in amounts, according to proof;

3. Award of all reasonable restitution for Defendants' unfair competition practices;

4. Reasonable attorney's fees, litigation expenses, and costs of suit in this action;

5. Prejudgment interest pursuant to California Civil Code § 3291; and

6. Such other and further relief as the Court deems just and proper.

**DEMAND FOR TRIAL BY JURY**

Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby demands a trial by jury on all issues so triable.

1 Dated: August 28, 2023

SO. CAL. EQUAL ACCESS GROUP

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4 By: /s/ Jason J. Kim  
Jason J. Kim, Esq.  
5 Attorneys for Plaintiff  
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